

TOWN OF LOS GATOS



PLANNING COMMISSION MEETING ACTION MINUTES TOWN COUNCIL CHAMBERS 110 E. MAIN STREET WEDNESDAY, FEBRUARY 23, 2005 -- 7:00 P.M.

Please refer to compact disk #02-23-05 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Phil Micciche, Chair; Michael Burke, Vice Chair D. Michael Kane, Thomas O'Donnell, Lee Quintana, Joanne Talesfore and Morris Trevithick

Absent: None

Others: Community Development Director Bud Lortz, Assistant Community Development Director Randy Tsuda, Associate Planner Suzanne Davis and Associate Civil Engineer Fletcher Parsons

VERBAL COMMUNICATION

Ray Davis Requested that the minutes include more details on comments he made at the February 9 Planning Commission meeting regarding the project at 234 Oak Meadow Drive. Also commented on Commissioner O'Donnell's statement regarding treatment of architecture. Expressed concern about this project relative to the park across the street, color of building and that Commission should comment on design.

APPROVAL OF MINUTES

February 9, 2005 - Motion by Commissioner Quintana and seconded by Commissioner O'Donnell to approve meeting minutes as amended to include additional comments requested by Ray Davis under verbal communications and to add to the motion by Commissioner Burke and second by Commissioner O'Donnell to forward comments "without specific recommendations" to the Town Council on the Planned Development Application PD-04-5 for 15350 Winchester Boulevard.

CONSENT CALENDAR - None

CONTINUED PUBLIC HEARING

ITEM 1 15315 Kennedy Road
Architecture and Site Application S-05-014

Requested continuance to a date uncertain.

Requesting approval to construct a new residence and caretaker's unit on property zoned HR-2½. APN 537-21-004.

PROPERTY OWNER: Alex Gorovitz

APPLICANT: Summers & Novick

(Continued from January 26, 2005)

PUBLIC TESTIMONY by Frank Bondanno.

MOTION: Motion by Commissioner Quintana and seconded by Commissioner Kane to continue this project to a date uncertain. Commission requested that a geotechnical report and a peer review be included with all other information requested by staff as outlined in the staff report and the desk item.

Motion carried 7-0.

No appeal rights cited. Mr. Lortz noted that noticing for the rehearing will be at the applicant's expense and those previously notified will be renotified of the new hearing date.

NEW PUBLIC HEARINGS

ITEM 2 **300 Calle Marguerita**
Architecture and Site Application S-05-35

Requesting architecture and site approval for eight townhouse units within an approved Planned Development on property zoned RM:5-12:PD. APN: 409-04-054

PROPERTY OWNER: Cornerstone at Los Gatos

APPLICANT: West Coast Development

PUBLIC TESTIMONY Leo Tremello, Pete Edwards, Ray Davis and Carla Dougher,

MOTION: Motion by Commissioner Talesfore and seconded by Commissioner Quintana to approve Architecture and Site application S-05-35. The required findings were made and the application incorporated conditions as noted in Exhibit B of the report dated February 16, 2005 with the added conditions as follows:

5. **UNIT FOUR.** The living area of unit four shall be increased by moving the west wall out into the landscape area, to the satisfaction of the Consulting Architect and the Director of Community Development.
6. **EXTERIOR ARCHITECTURE.** The recommendations of the Consulting Architect shall be fully incorporated into the project design. Final plans shall be reviewed and approved by the Director of Community Development prior to issuance of building permits. The plans shall be modified to further break up the rooflines of the building, and the garage doors shall be modified to have the appearance of two smaller doors rather than one large door.
10. **EXTERIOR COLORS.** The final color schemes for the building exteriors shall be reviewed for added variety and depth and shall be approved by the Consulting Architect and the Director of Community Development prior to issuance of building permits.
11. **WOOD FENCING.** Final design (including material and appearance) of fencing,

including acoustical fences for units 1, 4 and 8, the fencing for remaining private yards, and along the north and south property lines shall be approved by the Director of Community Development prior to acceptance of plans for building plan check. **The applicant shall increase the height of the fence along the rear property line from six to eight feet if a noise study demonstrates that the higher fence will provide an audible reduction in outdoor noise levels. The noise study shall be submitted prior to or concurrent with construction plans.** The landscape plan (sheet L1) shall be revised to clearly delineate areas where six **and eight** foot high fences will be constructed.

13. LANDSCAPE PLAN. New trees and landscaping shall be planted as shown on the approved landscape plan prior to final inspection for the sixth (6th) unit in the project. The following changes shall be incorporated into the landscape plan:
 - a. The street trees along Calle Marguerita shall be changed to Camphor.
 - b. Landscaping such as vines and shrubs shall be added to help soften and break-up the wood fencing facing Calle Marguerita.
 - c. **The new trees shall be of substantial size (minimum 24-inch box) to provide effective screening of the project, to the satisfaction of the Director of Community Development.**
 - d. The walkways shall be of high quality material.
14. **PLAY EQUIPMENT: The new play equipment to be included in the common open space area shall have a natural appearance.**
28. **INTERIOR NOISE LEVELS. An acoustical analysis shall be done to ensure that the design of the units will meet the required interior noise level reduction (45 dB). A plan review letter, stating that the construction plans have been reviewed and the units will meet the interior noise level, shall be submitted prior to issuance of building permits.**

Motion carried 7-0.

Appeal rights recited by Mr. Lortz.

CONTINUED OTHER BUSINESS - None

NEW OTHER BUSINESS

Sub-Committee Reports

General Plan Committee - Commissioner O'Donnell mentioned the possibility of modifying the formula retail ordinance. There was significant discussion on this issue and discussion will continue on this when the Economic Vitality Manager reports back to the committee. Commissioner Quintana reported on a Silicon Valley Manufacturing Group meeting she and several others attended on affordable housing and green building.

Report from Director of Community Development - Mr. Lortz had no report.

ADJOURN TO STUDY SESSION at approximately 8:40 p.m.

STUDY SESSION

ITEM 5 Terminus of Shady Lane
Planned Development Application PD-04-3

Study Session to consider a Planned Development for subdivision of three hillside lots comprising 66 acres into 22 lots on property zoned HR-2 ½.. APNS 527-12-001, 527-09-001, 004

PROPERTY OWNER: Highland of Los Gatos LLS

APPLICANT: Sandy Harris

PUBLIC TESTIMONY by Sandy Harris, Mike Moffat, Gary Harwin, Lee Smith, Ray Davis, Randy Nelson, Kam Hlebovy, Susan Katz, Tony Jeans, Lynn Waters, Bernie Coullahan, George Yellich, Lee McLaughlin, Kim Grounds and David Fox.

No action taken as this was a study session only. Complete discussion is available on disk #2-23-05. Disk will be made available, if necessary, when proposed project is heard before the Planning Commission.

ADJOURNMENT

Chair Micciche adjourned the meeting at approximately 10:20 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
February 23, 2005

Phil Micciche, Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development